



**BRIDGEVILLE PLANNING & ZONING COMMISSION
PUBLIC HEARING**

March 17, 2020 – 6:00 P.M.

I. Call to Order

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Steve Dell.

II. Quorum Present

A quorum was present to hold the meeting (4 Members were present; Matt Davis and Jack Cannon were absent) along with Town Solicitor Dennis Schrader and Town Clerk Ashley Walls.

III. Approval of Minutes

Motion to approve the Minutes as presented. – Whaley; 2nd – Correll; motion carried (4-0)

Commissioner K. Davis- Yes
Commissioner Whaley-Yes
Commissioner Correll-Yes
Chairman Steve Dell-Yes

IV. New Business (Discussion, Consideration, and possible voting on)

A. Balsamo & Norino Properties / 7-Eleven: Minor Development Plan

John Falkowski with Becker Moran Group stated that Annexation was in November hearing and the property was annexed into Town with it being recorded in January. Mr. Falkowski stated that they have two entrances and they have been working with DelDot regarding the location of the entrances with one off the highway and one off of Cannon Road. Mr. Falkowski stated that it is a 5,000 sq. ft. building with diesel pumps, unleaded pumps & full circulation. Mr. Falkowski stated that they are working with Sussex Conservation District regarding the storm water management area approvals. Mr. Falkowski stated that there are 28 parking spaces with handicap parking. Mr. Falkowski stated that this plan has water through a well and sewer that would connect to a County force main. Mr. Falkowski stated that the building has two entrances. Mr. Falkowski stated that the dumpster will be behind a brick enclosure. Mr. Falkowski stated that they will have a paved 10-foot path on their frontage. Chairman Dell asked how far they were along with the approvals from State. Mr. Falkowski stated that they are looking to wrap up the approvals within the next five to six months. Solicitor Schrader and Mr. Falkowski discussed the memorandum from Debbie Pfeil at KCI with the Planning and Zoning Commission. Solicitor Schrader asked Mr. Falkowski if they were willing to comply with all of the comments in the memorandum and to provide all permits and approvals to the Town. Mr. Falkowski stated yes, they are. Chairman Dell asked how the 5,000 sq. ft. building compares with the Wawa. Willie Mullin from Pentex, the Developers, stated that they are comparable and that Wawa does not have diesel.

Public Hearing

Solicitor Schrader opened the Public hearing at 6:17pm. There are no persons in favor or against the application. Solicitor Schrader closed the Public hearing at 6:18 pm

Motion to approve the application conditioned on completion of all of the items mentioned in the engineer's report, the checklist and acquisition of all permits and approvals required to obtain a building permit. – Whaley; 2nd – Correll; motion carried (4-0)

Commissioner K. Davis- Yes
Commissioner Whaley-Yes
Commissioner Correll-Yes
Chairman Steve Dell-Yes

Chairman Dell stated that the next meeting of the Planning and Zoning will be his last meeting as he is resigning and moving away.

V. Adjournment

Motion to adjourn – K. Davis; 2nd – Whaley; motion carried. (4-0); the meeting was adjourned at 6:23 P.M

Respectfully submitted,



Ashley Walls, Transcriptionist